



AGENDA

HOLLISTER PLANNING COMMISSION

***ANYONE WISHING TO ADDRESS THE PLANNING
COMMISSION PLEASE STEP FORWARD AND STATE YOUR
NAME AND ADDRESS TO THE SECRETARY***

Persons who wish to speak on matters set for Public Hearing will be heard when the presiding officer calls for comments from those persons who are in support of/or in opposition hereto. After persons have spoken, the hearing is closed and brought to Commission level for discussion and action. There is no further comment permitted from the audience unless requested by the Chairman.

DATE: THURSDAY, JULY 25, 2013 TIME: 6:00 P.M. CITY HALL 375 FIFTH ST.

CALL TO ORDER

SWEARING IN OF OFFICERS

ELECTION OF OFFICERS

VERIFICATION OF AGENDA POSTING

PLEDGE OF ALLEGIANCE

ROLL CALL: Commissioners: Chris Alvarez, David Huboi, Gabriel Torres, and Carol Lenoir

APPROVAL OF MINUTES: June 26, 2013

COMMUNICATIONS FROM THE PUBLIC ON ITEMS NOT LISTED ON THE AGENDA: This is the time for anyone in the audience to speak on any item not on the agenda and within the subject matter jurisdiction of the Planning Commission. When the Planning Commission calls your name, please come to the podium, state your name and address for the record, and speak to the Commission. Each speaker will be limited to 2 minutes. Please note that state law prohibits the Planning Commission from discussing or taking action on any item not on the agenda.

PUBLIC HEARINGS:

- 1. Growth Management Allocation 2009-8** -- Filed by George and Nicole Rajkovich requesting 6 residential units on Cienega/Southside Roads in the R1 Low Density Residential Performance Overlay Zoning District (R1-L/PZ) (San Benito County Assessor's Parcel Number 057-700-001 and 057-700-002).
- 2. Site & Architectural Review 2013-5 and Variance 2013-1**– Jessie Brar – 710 San Benito Street (APN # 054-010-022 and 054-010-023 – requesting approval of a variance for removal of

requirements for common open space and reduction of private open requirements with site and architectural application for the renovation of a second story existing building currently used as office space into six studio apartment units on two lots totaling 0.26 acres (11,340 square feet). within the Downtown Mixed Use (DMU) of the City of Hollister. CEQA: Categorical Exemption

3. **Use Determination 2013-1** – Robert Infelise - requesting the planning commission to determine that the open space area identified in the plan titled “Conceptual Site Plan” prepared by San Benito Engineering & Surveying, Inc. for the lot at 1170 Apricot Lane, further identified as San Benito County Assessor Parcel Number 020-060-011, meets the intent of the 2005 – 2023 City of Hollister General Plan to create an open space buffer between the property and the existing ponds to the west.

NEW BUSINESS:

1. **West Gateway Beautification Plan** - The Board of the former City of Hollister Redevelopment Agency (RDA) approved a professional services contract for preparation of a streetscape beautification plan for the West Gateway entrance to Hollister on San Juan Road in 2009. The project area extends the east end of the San Juan Road Bridge of the San Benito River to Westside Boulevard. Staff recommends that the Planning Commission recommend approval of the West Gateway Streetscape beautification plan to the City Council.

DEPARTMENT REPORTS:

PLANNING COMMISSION REPORTS:

ADJOURNMENT

NEXT REGULAR MEETING: Thursday, August 22, 2013 at 6:00 p.m.

Materials related to an item on this Agenda submitted to the Commission after distribution of the agenda packet are available for public inspection in the City Clerk’s office at City Hall, 375 Fifth Street, Hollister and the Development Services Department, 339 Fifth Street, Monday through Friday, 8:00 am to noon, 1:00 pm to 5 pm (offices closed between 12:00 and 1:00 p.m.)

Such documents are also available on the City of Hollister website at www.hollister.ca.gov subject to staff’s ability to post the documents before the meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at (831) 636-4304. Notification of 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102-35.104 ADA Title II].

NOTICE

Appeal Notice: Any person aggrieved by the decision of the Planning Commission may appeal the decision within fifteen (15) calendar days to the City Council. The notice of appeal must be in writing and shall set forth specifically wherein the Planning Commission's decision was inappropriate or unjustified. Appeal forms are available at the City Community Development Department and the City Clerk's office and may be obtained at the Planning Commission meeting. Appeals to the City Council shall be submitted to the City Clerk as prescribed by Zoning Ordinance, Section 17.24.140.